

# Enterprise Land Use Plan Update Information

Approximately every 5-7 years each land use plan is updated. Here is some information about the updates.

At the beginning of the update, all property owners are notified by postcard – so even though you received a postcard, if your area is already developed, don't expect changes to the land use plan near you.

- A land use plan is like a master plan or set of blueprints – it indicates the general types of uses that can be expected
- Most proposed changes will be requested on vacant land
- A land use designation change does NOT mean that development is starting in the near future
- Changes to a land use designation does NOT change zoning
- If you live in an established subdivision, it will not be changing
- Changes to Planned Land Use can only be requested by the property owner or recommended by county staff
- Land Use designations are not buffers. Landscaping, setbacks and site design are appropriate forms of buffering
- Residential Land Use Categories provide density information, but does not guarantee a development will be built to the maximum density
- Land Use and Zoning are two different things – Land Use provides a range of possible uses (not guaranteed) – Zoning is the approval to do a certain type of land use (entitlement)